

**NOTICE OF TYPE III
DEVELOPMENT REVIEW
APPLICATION, OPTIONAL
SEPA DETERMINATION OF
NON-SIGNIFICANCE & PUBLIC HEARING**

(Form DS1302A)



The Clark County Department of Community Development has received an application for development review, as described below. Based on a review of the submitted application materials, the County expects to issue a **Determination of Non-Significance (DNS)** for the proposal allowed by state law and Clark County Code (CCC), Section 40.570.040(E) – Optional DNS Process. As lead agency, the county has determined that the requirements for environmental analysis, protection, and mitigation measures are adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws rules, as provided by RCW 43.21.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA. The proposal may include mitigation under applicable codes and the project review.

Comments received within the deadline will be considered in the review of the proposal. Your response to this notice may be your only opportunity to comment on the environmental impacts of this proposal. No additional comment period will be provided unless probable significant environmental impacts are identified during the review process, which would require additional study or special mitigation. The proposal may include mitigation under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared.

Closing Date for Public Comments:
Thursday, July 24, 2009

Information regarding this application can be obtained by contacting the staff contact person listed below, or visit the Public Service Center, Development Services Division, 1300 Franklin Street, 3rd Floor, Vancouver, Washington.

The Clark County Hearings Examiner will conduct the public hearing on **Thursday, September 10, 2009, at 6:00 P.M., at Public Service Center, 1300 Franklin St., Vancouver, Washington, Sixth Floor Suite 680.** Parking is available in the parking garage on the north side of the Public Service Center (access off Franklin St.) after 5:30 p.m.

Project Name: **BFI SUBDIVISION**

Case Number: **PLD2009-00029; SEP2009-00052**

Location: 21605 NE 83rd Street

Request: The applicant proposes to subdivide approximately 30 acres into 6 single-family residential lots in the R-5 zoning district

using the rural cluster development standards, CCC 40.210.020 (D).

Applicant: BFI Properties, LLC
P. O. Box 822799
Vancouver, WA 98682
(360) 281-6864, E-mail: bfillc@yahoo.com

Contact Person: Minister & Glaeser Surveying, Inc.
Attn: Chris Avery
2200 E. Evergreen Blvd.
Vancouver, WA 98661
(360) 694-3313, E-mail: csa@mgsurvey.com

Property Owner: (Same as Applicant)

Zoning: R-5

Comp Plan Designation: R-5

Parcel Number(s): Tax Lot 9 (168154-000)

Township: T2N **Range:** R3E **¼ of Section:** 04

Applicable Code Sections:

Clark County Code Chapter: 40.350 (Transportation), 40.350.020 (Concurrency), 40.380 (Storm Water Drainage and Erosion Control), 15.12 (Fire Code), 40.570.080 (SEPA), 40.570.080 (C) (3) (k) (Historic & Cultural Preservation), 40.540.040 (Subdivision Ordinance), 40.210.020 (D) (Rural 5 Cluster Development), 40.440 (Habitat Conservation), 40.450 (Wetland Protection), 40.610 (Impact Fees), 40.370.010 (D) (Sewer Connection), 40.370.020 (D) (Water Connection), 40.500 (Process), RCW 58.17 (State Land Division Laws)

Neighborhood Contact:

Proebstel Neighborhood Association
Wendy Garrett, President
3021 NE 72nd Drive, Suite 9
Vancouver, WA 98661
(360) 253-9659, E-mail: Proebstelnawendy@yahoo.com

Staff Contact Person:

Michael Uduk (360) 397-2375, Ext. 4385
E-mail: Michael.uduk@clark.wa.gov

Team Leader Name

Travis Goddard, (360) 397-2375, Ext. 4180

E-mail: Travis.goddard@clark.wa.gov

Please email SEPA comments to: rosie.hsiao@clark.wa.gov

Note: If mailing comments, an accurate mailing address for those submitting comment must be included or they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

If written comments or documents are to be hand delivered, please submit them to the Public Service Center, 1st floor.

Responsible Official: Michael V. Butts, Development Services Manager
Public Service Center, Department of Community Development, 1300 Franklin Street, P.O. Box 9810, Vancouver, WA 98666-9810

Application Filing date: June 12, 2009
Fully Complete Date: June 26, 2009
Date of this notice: July 9, 2009

SEPA Options:

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], Clark County must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- **DS = Determination of Significance** (The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS);
- **MDNS = Mitigated Determination of Non-Significance** (The impacts can be mitigated through conditions of approval); or,
- **DNS = Determination of Non-Significance** (The impacts can be addressed by applying the County Code).

Timelines/Process:

Decisions on Type III applications are made within 92 calendar days of the Fully Complete date (noted above), unless placed on hold for the submittal of additional information.

Appeal Process:

The Hearing Examiner's decision on the application may be appealed to the Board or County Commissioners by the applicant or any person or group that qualifies as a "Party of Record." To qualify as a party of record, you must have submitted written comments or a written request to be identified as a Party of Record within the comment deadline. Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision. An appellant must submit an appeal application and appeal fee within 14 calendar days after the written notice of the decision is mailed.

SEPA Appeal Process:

A **procedural SEPA appeal** is an appeal of the determination (i.e., determination of significance, determination of non-significance, or mitigated determination of non-significance). A **substantive SEPA appeal** is an appeal of the conditions required to mitigate for probable significant issues not adequately addressed by existing County Code or other law.

Issues of compliance with existing approval standards and criteria can still be addressed in the public hearing without an appeal of this SEPA determination.

A **procedural appeal** must be filed within fourteen (14) calendar days of this determination, together with the appeal fee. Such appeals will be considered in the scheduled public hearing and decided by the Hearing Examiner in a subsequent written decision.

Appeals must be in writing and contain the following information:

1. The case number designated by the County and the name of the applicant;
2. The name and signature of each person or group (petitioners) and a statement showing that each petitioner is entitled to file an appeal as described under Section 40.510.030(H) of the Clark County Code. If multiple parties file a single petition for review, the petition shall designate one party as the contact representative with the Development Services Manager. All contact with the Development Services Manager regarding the petition, including notice, shall be with this contact person;
3. The specific aspect(s) of the decision and/or SEPA issue being appealed, the reasons why each aspect is in error as a matter of fact or law, and the evidence relied, on to prove the error; and,
4. A check for the appeal fee (made payable to the Department of Community Development).

The appeal request and fee shall be submitted to the Department of Community Development, Customer Service Center, at the address listed below.

The decision of the Hearing Examiner on any procedural SEPA appeal is final and can not be appealed to the Board of County Commissioners, but must be pursued through a judicial review. Appeals of the Hearing Examiner's decision and conditions of approval on the development proposal itself (including substantive SEPA appeals) are processed in accordance with Clark County Code 40.510.030(H), Type III Review Appeal Procedure. This type of appeal of the Hearing Examiner decision must be filed with the Board of County Commissioners within fourteen (14) days of issuing the Hearing Examiner's written decision.

ACCOMMODATION OF PHYSICAL IMPAIRMENTS

The Public Service Center is wheelchair accessible. If you need auxiliary aids or services in order to attend, contact the Clark County ADA Office. **Voice** (360) 397-2000; **Relay** (800) 833-6384; **E-mail** ADA@clark.wa.gov.

Information Available on the County Web Page:

- "Weekly Preliminary Plan Review Status Report," (includes current applications, staff reports and final decisions):
(<http://www.clark.wa.gov/commdev/active-landuseN.html>)
- Pre-Application Conferences and Public Land Use Hearing Agendas:
(<http://www.clark.wa.gov/commdev/agendasN.asp>)
- Applications and Information Handouts for each Type of Land Use Permit:
(<http://www.clark.wa.gov/commdev/applicationsN.html>) (*Land use*)

Phone: (360) 397-2375; Fax: (360) 397-2011

Web Page at: <http://www.clark.wa.gov>

Attachments:

- Proposed project site/land division plan
- Map of property owners receiving notice

Agency Distribution:

This notice is being provided to the following agencies with jurisdiction whose services maybe impacted by implementation of this proposal:

Federal Agencies:	U.S. Army Corps of Engineers - Enforcement Division
Tribes:	Cowlitz Indian Tribe Yakama Nation Chinook Tribe
State Agencies:	Department of Natural Resources (S.W. Region) Department of Ecology Department of Fish and Wildlife Department of Transportation
Regional Agencies:	Fort Vancouver Regional Library Southwest Clean Air Agency Vancouver-Clark Parks & Recreation
Local Agencies:	Clark County Department of Community Development Development Services Development Engineering Fire Marshal Clark County Health Department Clark County Public Works Transportation Division Clark County Conservation District Clark County Water Resource Council City of Vancouver Transportation
Special Purpose Agencies:	Fire Protection District # Clark Public Utilities Clark Regional Wastewater District/City of Vancouver Water/Sewer
The Media	The Columbian The Oregonian The Reflector Vancouver Business Journal The Post Record
Other:	Applicant Clark County Neighbors Clark County Natural Resources Council Clark County Citizens United C-Tran Neighborhood Association

Add Attachment for Agencies:

- SEPA checklist

Clark County

SEPA Environmental Checklist

Washington Administrative Code (WAC) 197-11-960

Purpose of checklist:

The State Environmental Policy Act (SEPA), Revised Code of Washington (RCW), Chapter 43.21C, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal and to help the agency decide whether or not an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe basic information about your proposal. Governmental agencies use this checklist to determine whether or not the environmental impacts of your proposal are significant. Please answer the questions briefly, giving the most precise information or best description known. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply."

Some questions pertain to governmental regulations such as zoning, shoreline, and landmark designations. If you have problems answering these questions, please contact the Clark County Customer Service Center for assistance.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. You may be asked to explain your answers or provide additional information related to significant adverse impacts.

Use of checklist for non-project proposals:

Complete this checklist for non-project proposals (e.g., county plans and codes), even if the answer is "does not apply." In addition, complete the **SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS** (Part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. Background

1. Name of proposed project, if applicable:

BFI Subdivision

2. Name of applicant:

BFI Properties, LLC

3. Address and phone number of applicant and contact person:

Applicant:

P.O. Box 822799

Vancouver, WA 98682

(360) 281-6864

Contact:

Minister & Glaeser Surveying, Inc

Chris Avery, Planner

2200 E. Evergreen Blvd

Vancouver, WA 98661

360-694-3313 fax 360-694-8410

csa@mgsurvey.com

4. Date checklist prepared:

June 11, 2009

5. Agency requesting checklist:

Clark County Department of Community Development

6. Proposed timing or schedule (including phasing, if applicable):

Full build-out of this project is anticipated in by fall 2010

There is no phasing proposed for this development.

7. Do you have any plans for future additions, expansion, or further activity related to this proposal? If yes, explain.

No, not at this time.

8. List any environmental information that has been or will be prepared related to this proposal.

*Archaeological Predetermination
Archaeological Survey
Wetland Predetermination*

9. Are other applications pending for governmental approvals affecting the property covered by your proposal? If yes, please explain.

None known

10. List any government approvals or permits needed for your proposal:

- Preliminary Subdivision review by Clark County Community Development
- Public notification and staff report publications
- Public Hearing
- Final engineering plan and final plat review and approval
- Clark County Health District review and approval of the final plat
- Final construction approval and final plat recording

11. Give a brief, complete description of your proposal, including the proposed uses and size of the project and site. There are several questions addressed later in this checklist asking you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This proposal will subdivide 30.00 acres, utilizing the rural cluster development standards for the R-5 zone, into 6 rural residential lots including a developable remainder lot.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including street address, section, township, and range. If this proposal occurs over a wide area, please provide the range or boundaries of the site. Also, a legal description, site plan, vicinity map, and topographic map. You are required to submit any plans required by the agency, but not required to submit duplicate maps or plans submitted with permit applications related to this checklist.

The parcel is located in the southwest quarter of Section 4, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington. The parcel is identified as serial number 168154-000. The property address is 21605 NE 83rd St.

B. Environmental Elements

1. Earth

Agency
Use only

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____.

The project area has a very gradual western aspect and is generally flat

- b. What is the steepest slope on the site and the approximate percentage of the slope?

*Per the Developer's GIS Packet slopes consist of:
0-5 percent, 100% of the parcel*

- c. What general types of soils are found on the site (e.g., clay, sand, gravel, peat, muck)? Please specify the classification of agricultural soils and note any prime farmland.

*The Developer's GIS Packet indicates
HuB (78% of parcel)
HcB (22% of parcel).*

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, please describe.

No

- e. Describe the purpose, type, and approximate quantities of any filling or proposed grading. Also, indicate the source of fill.

Grading will be for construction as needed to install utilities, build driveways, and grade building envelopes for new home construction. It is anticipated that there will be less than 2,000 cubic yards of grading associated with this project. A final grading permit will be obtained from Clark County Community Development prior to construction.

- f. Could erosion occur as a result of clearing, construction, or use? If so, please describe.

Unlikely. However, standard erosion control measures will be followed during all phases of construction on this site.

- g. What percentage of the site will be covered with impervious surfaces after the project construction (e.g., asphalt or buildings)?

Approximately 5%

- h. Proposed measures to reduce or control erosion, or other impacts to the earth include:

Follow standard erosion control measures during site development.

2. Air

- a. What types of emissions to the air would result from this proposal (e.g., dust, automobile, odors, industrial wood smoke) during construction and after completion? Please describe and give approximate quantities.

Construction equipment emissions and dust on the short term. Long term emissions would be produced by automobile traffic and normal household activities, possibly including wood burning stoves, fireplaces and barbecues.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, please describe.

None known

- c. Proposed measures to reduce or control emissions or other impacts to air:

Dust from construction can be mitigated by sprinkling the site with water during construction if needed.

3. Water

a. Surface:

- 1) Is there any surface water body on or in the vicinity of the site (including year-round and seasonal streams,

saltwater, lakes, ponds, and wetlands)? If yes, describe the type and provide names and into which stream or river it flows into.

Yes. There is a 605 sq ft wetland and a 5,372 sq ft wetland located in the southwestern corner of the subject parcel. The smaller wetland is exempt and the larger is classified as a Category 4 wetland per Clark County Code.

- 2) Will the project require any work within 200 feet of the described waters? If yes, please describe and attach available plans.

No

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

- 4) Will the proposal require surface water withdrawals or diversions? Please provide description, purpose, and approximate quantities:

No

- 5) Does the proposal lie within a 100-year floodplain? If so, please note the location on the site plan.

No

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Please give description, purpose, and approximate quantities.

Yes, each residence will be served by a well for water.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources; (e.g., domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the size and number of the systems, houses to be served; or, the number of animals or humans the systems are expected to serve.

The 6 proposed lots will be served by private septic systems, as no public sewer is available to the site. For more information, please refer to the Clark County Health Departments Development Review Letter included with this application.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal. Include quantities, if known. Describe where water will flow, and if it will flow into other water.

There will be stormwater run-off produced from the driveways and future homes. That run-off will contain material washed from those surfaces. For more information, please see the preliminary stormwater plan prepared by Sterling Design included with this application.

- 2) Could waste materials enter ground or surface waters?
If so, please describe.

No

- c. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Use of the approved erosion control measures during all phases of development and the provision of stormwater quality and quantity control facilities.

4. Plants

a. Check or circle types of vegetation found on the site:

- Deciduous tree: alder, *maple*, aspen, other
- Evergreen tree: fir, cedar, pine, other
- Shrubs
- Grass
- Pasture
- Crop or grain
- Wet soil plants:
- Water plants:
- Other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Most of the vegetation on this site will be left intact. Vegetation will be removed for grading of homesites and driveways.

c. List threatened or endangered species on or near the site.

None known

d. List proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site:

A final landscaping plan will be prepared and installed prior to final plat issuance for this subdivision. It will consist of native trees, shrubs, grass and other vegetation. The purpose of this vegetation will be to screen the cluster development from surrounding properties and public right-of-way per Clark County Code.

5. Animals

a. Circle any birds and animals which have been observed on or near the site:

- Birds: hawk, heron, eagle, songbirds, other;
Local birds are observed on the site and in the area.
- Mammals: deer, bear, elk, beaver, other; and,

There are small mammals, such as mice and rabbits located on and near the site. This site is also in an area where larger mammals, such as deer, coyotes, and mammals indigenous to the Clark County area are sometimes sited.

- Fish: bass, salmon, trout, herring, shellfish, other.
None known

- b. List any threatened or endangered species known to be on or near the site.

None known

- c. Is the site part of a migration route? If so, please explain.

Pacific Flyway (bird migration)

- d. List proposed measures to preserve or enhance wildlife:

More than 65% of the area within the boundary of this project will be set aside to protect the sensitive lands present. Adequate building/disturbance setbacks from the waters, as agreed upon by County Staff and the Applicant, will be maintained.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The development of housing on this site will result in the use of electricity for lighting and heating. It is possible that natural gas, oil and/or wood heating may also be used by future homeowners. There are no house plans available at this time.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, please describe.

No

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts:

No plans for homes are available at this time. All home construction will be in conformance with Clark County Building Codes.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, please describe.

None known

- 1) Describe special emergency services that might be required.

None known

- 2) Proposed measures to reduce or control environmental health hazards, if any:

None

- b. Noise

- 1) What types of noise exist in the area which may affect your project (e.g., traffic, equipment, operation, other)?

There is existing traffic and rural residential noise in the area.

- 2) What types and levels of noise are associated with the project on a short-term or a long-term basis (e.g., traffic, construction, operation, other)? Indicate what hours the noise would come from the site.

There will be construction equipment noise during the short term, while the project is being constructed and then when each home is constructed. Noise associated with rural residential developments will be created upon full build-out of this site into single-family residential housing.

- 3) Proposed measures to reduce or control noise impacts:

Construction on the site will take place during normal working hours as allowed by the Clark County Noise Ordinance (CCC9.14).

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties?

This site is currently developed with a single family residence in the northeastern corner. The majority of the project area consists of an open grassy field.

All parcels surrounding the site are zoned R-5 and are developed as single family residences.

- b. Has the site been used for agriculture? If so, please describe.

No

- c. Describe any structures on the site.

There is an existing residence and associated outbuildings.

- d. Will any structures be demolished? If so, please describe.

No

- e. What is the current zoning classification of the site?

R-5

- f. What is the current comprehensive plan designation of the site?

R-5

- g. What is the current shoreline master program designation of the site?

NA

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, please specify.

Yes. There are two wetlands on site. Archaeological deposits have been located and delineated in the northwestern portion of the site. These areas will not be disturbed. Please see the Proposed Development Plan, Archaeological Survey and Wetland Predetermination for further details.

- i. How many people would reside or work in the completed project?

There are 6 lots proposed for this development. Therefore, at approximately 2.69 persons per household (per 2000 US Census) there would be 16 people residing within this development at the time of full build-out.

- j. How many people would the completed project displace?

None

- k. Please list proposed measures to avoid or reduce displacement impacts:

N/A

- l. List proposed measures to ensure the proposal is compatible with existing and projected land uses and plans:

Meet the requirements that are agreed upon between the developer of this site and Clark County based on the current Washington State and Clark County Codes.

9. Housing

- a. Approximately how many units would be provided? Indicate whether it's high, middle, or low-income housing.

There will be 6 lots (5 new and 1 existing residence) created for construction of single- family rural residential houses.

- b. Approximately how many units, if any, would be eliminated? Indicate whether it's high, middle, or low-income housing.

None

- c. List proposed measures to reduce or control housing impacts:

*Meet zoning and comprehensive plan goals for the site by meeting minimum and maximum density requirements.
Each new home constructed will be required to pay school impact fees prior to issuance of building permits.*

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas? What is proposed as the principal exterior building materials?

There are no house plans available at this time. The maximum height based on CCC Table 40.260.230-1 is 35 feet.

- b. What views in the immediate vicinity would be altered or obstructed?

None

- c. Proposed measures to reduce or control aesthetic impacts:

The proposed development is in compliance with the zoning and comprehensive plan goals for the area. The proposed development will provide lots for construction of single-family units similar to those in the area or those that can be developed on adjacent parcels in the future.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

When homes are built on the proposed lots there will be light produced from house, yard and porch lights.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

The proposed level of lighting produced by full build-out of this development is consistent with that produced within rural residential neighborhoods.

- c. What existing off-site sources of light or glare may affect your proposal?

None known

- d. Proposed measures to reduce or control light and glare impacts:

None

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

LaCamas Creek and LaCamas Lake are located to the south of this property. Summit View Church, which has walking trails and softball fields, is located approximately 2 miles to the west of the site.

- b. Would the project displace any existing recreational uses? If so, please describe.

No

- d. Proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or applicant:

The increased property tax collected from the future developed lots will help offset impacts created by this development on recreation areas. Each of the proposed lots will have large private yard areas.

13. Historic and cultural preservation

- a. Are there any places or objects on or near the site which are listed or proposed for national, state, or local preservation registers? If so, please describe.

Yes, Livingston Cemetery is located approximately one mile to the east of this site.

- b. Please describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

In conjunction with this subdivision application, an archaeological predetermination was prepared by Archaeological Services of Clark County. Their findings were positive. An archaeological survey was then prepared by Applied Archaeological Research. This survey documented the presence of archaeological deposits in an approximately 3 acre portion in the northwestern corner of the 30 acre site. The deposits are interpreted as a southern extension of previously recorded site 45CL95. The extent of the archaeological deposits in the northwestern corner of this site have been field delineated and are shown on the preliminary plat. This area will not be disturbed as a part of this development. Please see the archaeological predetermination and archaeological survey included with this subdivision application for further information.

- c. Proposed measures to reduce or control impacts:

No impacts are proposed within the archaeological site buffer.

14. Transportation

- a. Identify the public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

The property is accessed via NE 83rd St along its northern boundary and NE 217th Ave along its eastern boundary. Both roadways are currently classified as rural local access roads along the frontage of this site. Where providing access to this site, both roads are greater than 20' in paved width. Access to the development will be provided by individual driveways, except for Lots 5 & 6 which will share a driveway.

- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

C-Tran does not serve this site. The nearest stop is located approximately 3 miles to the west at the corner of Ward Road and NE 152nd Ave.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

There will be parking provided on each lot with future garages and driveways.

- d. Will the proposal require new roads or streets, or improvements to existing roads or streets, not including driveways? If so, please describe and indicate whether it's public or private.

No

- e. Will the project use water, rail, or air transportation? If so, please describe.

No

- f. How many vehicular trips per day would be generated by the completed project? Indicate when peak traffic volumes would occur.

This development will create 6 single-family residential lots (5 new home sites with 1 existing). At approximately 9.57 vehicle trips per new home per day, there will be an additional 48 new trips generated by this development at the time of full buildout. There will be 4 new AM peak hour trips and 5 PM peak hour trips generated by this development.

- g. Proposed measures to reduce or control transportation impacts:

Traffic impact fees will be paid at the time of building permit issuance.

15. Public services

- a. Would the project result in an increased need for public services (e.g., fire protection, police protection, health care, schools, other)? If so, please describe.

Yes. The completion of this development and the construction of new homes will increase the need for public services in the area.

- c. Proposed measures to reduce or control direct impacts on public services:

The payment of school and transportation impact fees will aid in offsetting the impact this development. This development will increase the tax base in the area and thereby contribute funds for public services. The residences of this development will bring in sales tax revenue to the area and the need for new businesses. The proposed development meets the zoning and comprehensive plan goals for the area by providing residential housing lots at the density targeted by those plans.

16. Utilities

- a. Circle the utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

These utilities are available to the site and will be extended to the future lots at the time of site development.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on or near the site:
- Electricity: Clark Public Utilities
 - Water:
 - Telephone: Qwest
 - Sanitary Sewer: Private Septic Systems
 - Refuse:
-

C. Signature


The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Date Submitted: _____

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  member BFI Properties, LLC




Date Submitted: 6/12/04

[illegible]

TAX LOT: 9
SERIAL NUMBER: 188154-000
SITE ADDRESS: 21805 NE 83RD ST
AREA: 30.00 ACRES OR 1,306,814.50 FT
ZONING: R-3
COMPREHENSIVE PLAN DESIGNATION: R-5
DENSITY CALCULATION: 30 ACRES*1.10=33.00AC/5 AC/DU.=6 D.U.

NOTES:
1. LOTS 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 8

SYMBOL DATA:

	PROPOSED LANDSCAPING
	EXISTING WELL
	EXISTING SEPTIC SYSTEM



OWNER/APPLICANT:
SFX PROPERTIES, LLC
P.O. BOX 82799
SEATTLE, WA 98108
(206) 281-8884
sfxproperties.com

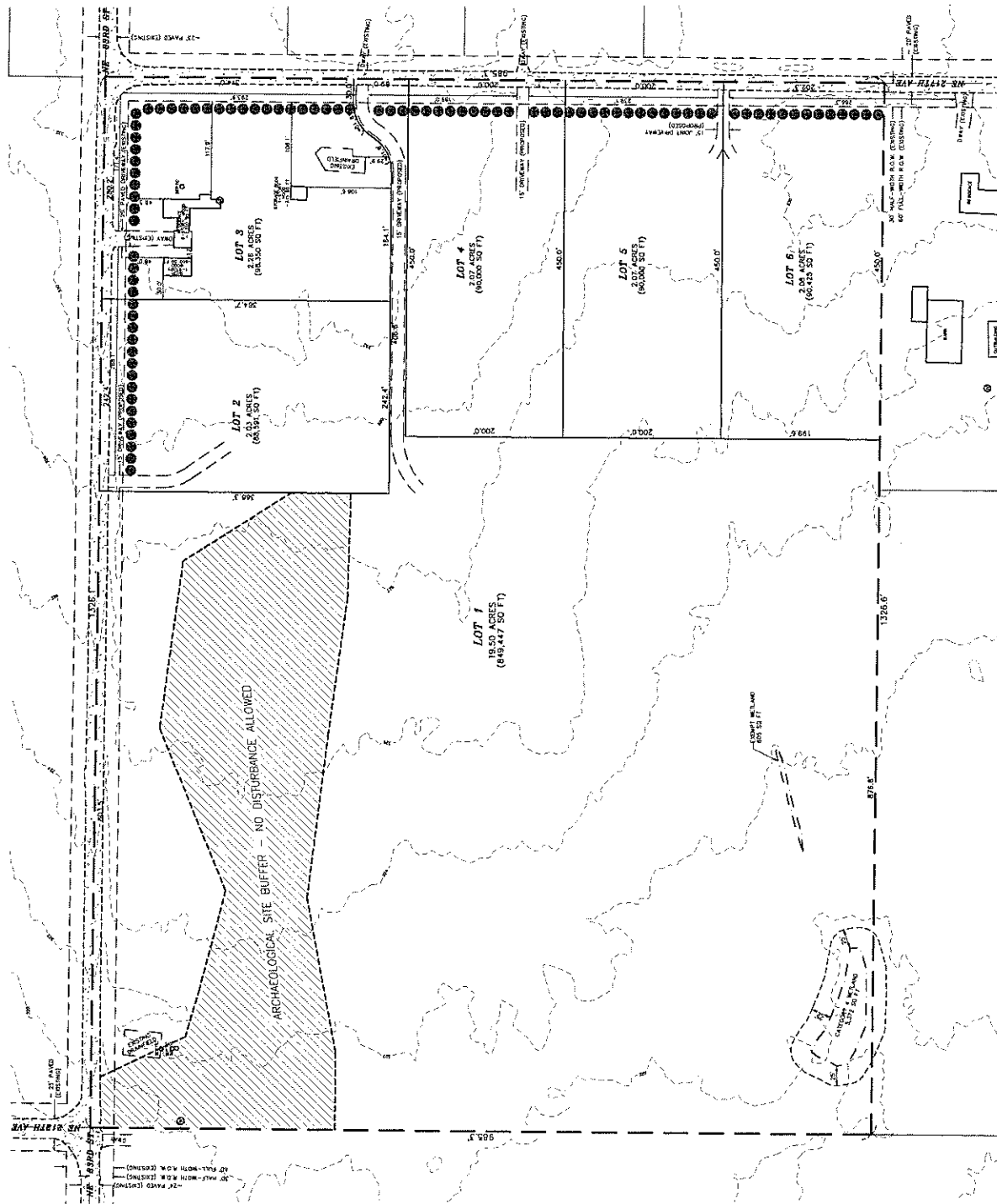
CONTACT:
CHRIS AVARY
MINISTER-GLASSER SURVEYING, INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694-3313 FAX (360) 694-6410
info@mgsurvey.com

PROPOSED DEVELOPMENT PLAN
BFI SUBDIVISION

IN A PORTION OF THE
SW 1/4 OF SECTION 04, T. 2 N., R. 3 E., W.M.,
CLARK COUNTY, WASHINGTON

JOB NO. 09-020
DRAWING DATE: 06-11-09
DRAWING FILE: 09-020PR-SUBMITTED

SHEET 1 OF 1



Owners of Property

that were mailed notice

SW 1/4 of Section 04 T2R3E WM



- Major Roads
- State
- State On-Ramp
- Interstate
- Interstate On-Ramp
- Primary Arterial
- Arterial
- Roads
- Municipal Jurisdiction
- Unincorporated
- Incorporated

Community Development (Development Services)

<Empty Picture>

Plot Date: Jul 7, 2009

Map produced by:

Information shown on this map was collected from several sources. Neither Clark County or the agency producing this document accept responsibility for any inaccuracies that may be present.

